

089.0

0001

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

964,100 / 964,100

USE VALUE:

964,100 / 964,100

ASSESSED:

964,100 / 964,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
23-23A		PINE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MARLIN NICHOLAS	
Owner 2:	
Owner 3:	

Street 1: 23-23 A PINE ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: DOGIC ZVONIMIR & KRISTA -	
Owner 2: -	
Street 1: 23 PINE STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 6,365 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2544 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6365		Sq. Ft.	Site		0	70.	0.96	5									427,666						427,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		6365.000	536,400		427,700	964,100			
Total Card		0.146	536,400		427,700	964,100	Entered Lot Size		
Total Parcel		0.146	536,400		427,700	964,100	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	378.97	/Parcel: 378.9	Land Unit Type:		

Parcel ID 089.0-0001-0019.0

!7191!

USER DEFINED

Prior Id # 1:	56138
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:51:38
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
DOGIC ZVONIMIR	69254-298	5/9/2017	856,500
MORSE COLLEEN	51439-70	7/15/2008	575,000
MORSE MICHAEL	31814-269	3/22/2000	398,900
MCHUGH GERALD	27509-528	7/25/1997	299,000
			No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2011	464	Porch	22,000					
6/3/2003	421	Re-Roof	3,780					REBUILD 2 FRONT PO
6/6/2001	404	Porch	30,000 C					

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2017	Measured	DGM	D Mann
12/8/2008	Meas/Inspect	163	PATRIOT
6/12/2000	MLS	HC	Helen Chinal
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

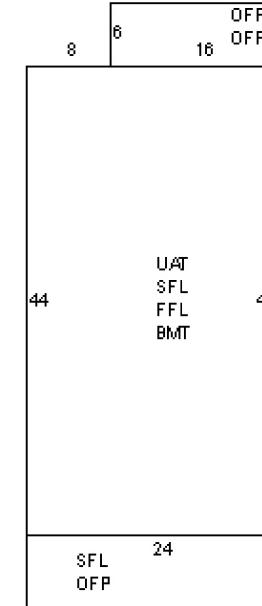
Type:	13 - Multi-Garden	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

--	--	--	--	--	--	--	--	--	--	--	--

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.11052632
Const Adj.:	0.98000199
Adj \$ / SQ:	185.014
Other Features:	133500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658992
Depreciation:	122573
Depreciated Total:	536420

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	185.01	
Special Features:	0	Val/Su Net:	135.45	
Final Total:	536400	Val/Su SzAd:	235.26	

PARCEL ID

089.0-0001-0019.0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE**AssessPro Patriot Properties, Inc**